



Church Hill, Loughton, IG10 1QR

£4,750 Per Month

- Available End Of May
- Offered Unfurnished
- Close To Local High Street, Amenities & Transport Links
- Low Maintenance Rear Garden
- Five Bedroom Detached House
- Bespoke Fitted Kitchen With Appliances
- Ground Floor Shower Room

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Caplen Estates welcomes to the rental market this stunning five bedroom detached house which is located in Loughton, Available to rent from the End Of May, Unfurnished and is situated within school catchments and High Street Shops.

When entering this stunning property you are met by a large entrance hall which gives access to an open plan kitchen/dining/living room overlooking the rear garden. The bespoke fitted kitchen is complete with quartz worktops, American fridge/freezer, double oven, hob, extractor, centre island with breakfast bar and separate utility room. There are two further reception rooms, downstairs bedroom, shower room and guest w/c.

The upstairs landing leads to the main bedroom which offers a walk in wardrobe and fully tiled en suite shower room. There are a further three double bedrooms all with fitted wardrobes, one benefiting from a further en suite and a stylish family bathroom with free standing shower. The rear garden is fully landscaped with a large patio and astro turf. Additionally there is a large driveway for multiple cars and the property is available for viewings immediately. Call out lettings team on 0203 937 7733 to arrange.



5



2



4



C

Council Tax Band: G



Entrance Hall

4.10 x 5.84 (13'5" x 19'1")

Living Room

3.70 x 5.18 (12'1" x 16'11")

Reception Room 1

2.90 x 3.63 (9'6" x 11'10")

Reception Room 2

2.99 x 2.89 (9'9" x 9'5")

Dining Room

5.49 x 4.73 (18'0" x 15'6")

Kitchen

3.71 x 3.47 (12'2" x 11'4")

Utility Room

2.14 x 2.19 (7'0" x 7'2")

Landing

5.94 x 4.64 (19'5" x 15'2")

Bedroom 1

7.16 x 5.22 (23'5" x 17'1")

Walk-In Wardrobe

3.45 x 5.22 (11'3" x 17'1")

Ensuite Shower Room

2.18 x 2.88 (7'1" x 9'5")

Bedroom 2

4.49 x 5.18 (14'8" x 16'11")

Bedroom 3

4.03 x 4.64 (13'2" x 15'2")

Bedroom 4

3.65 x 3.53 (11'11" x 11'6")

Ensuite

Bedroom 5

3.15 x 3.63 (10'4" x 11'10")

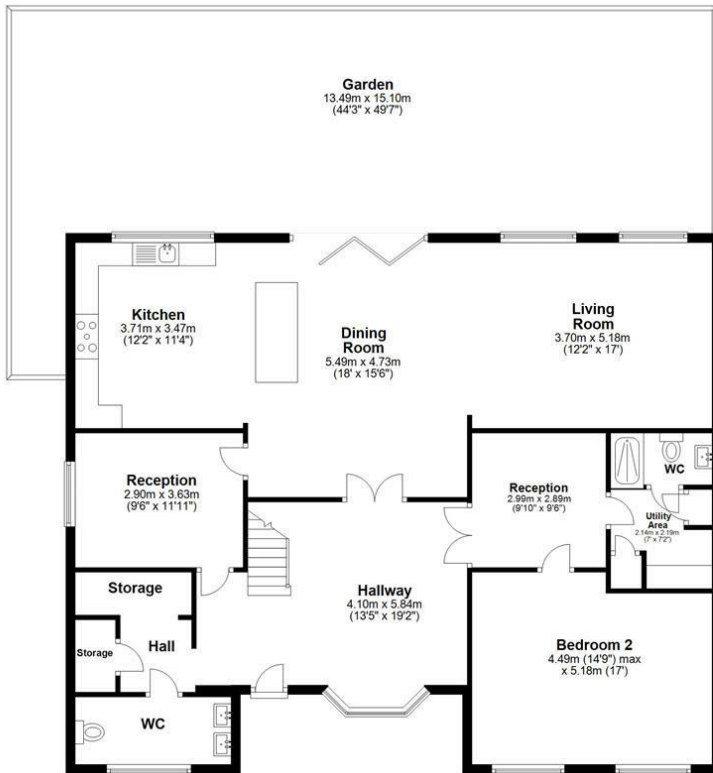
Family Bathroom

3.71 x 2.60 (12'2" x 8'6")

Rear Garden

13.49 x 15.10 (44'3" x 49'6")

Ground Floor
Approx. 144.3 sq. metres (1553.5 sq. feet)



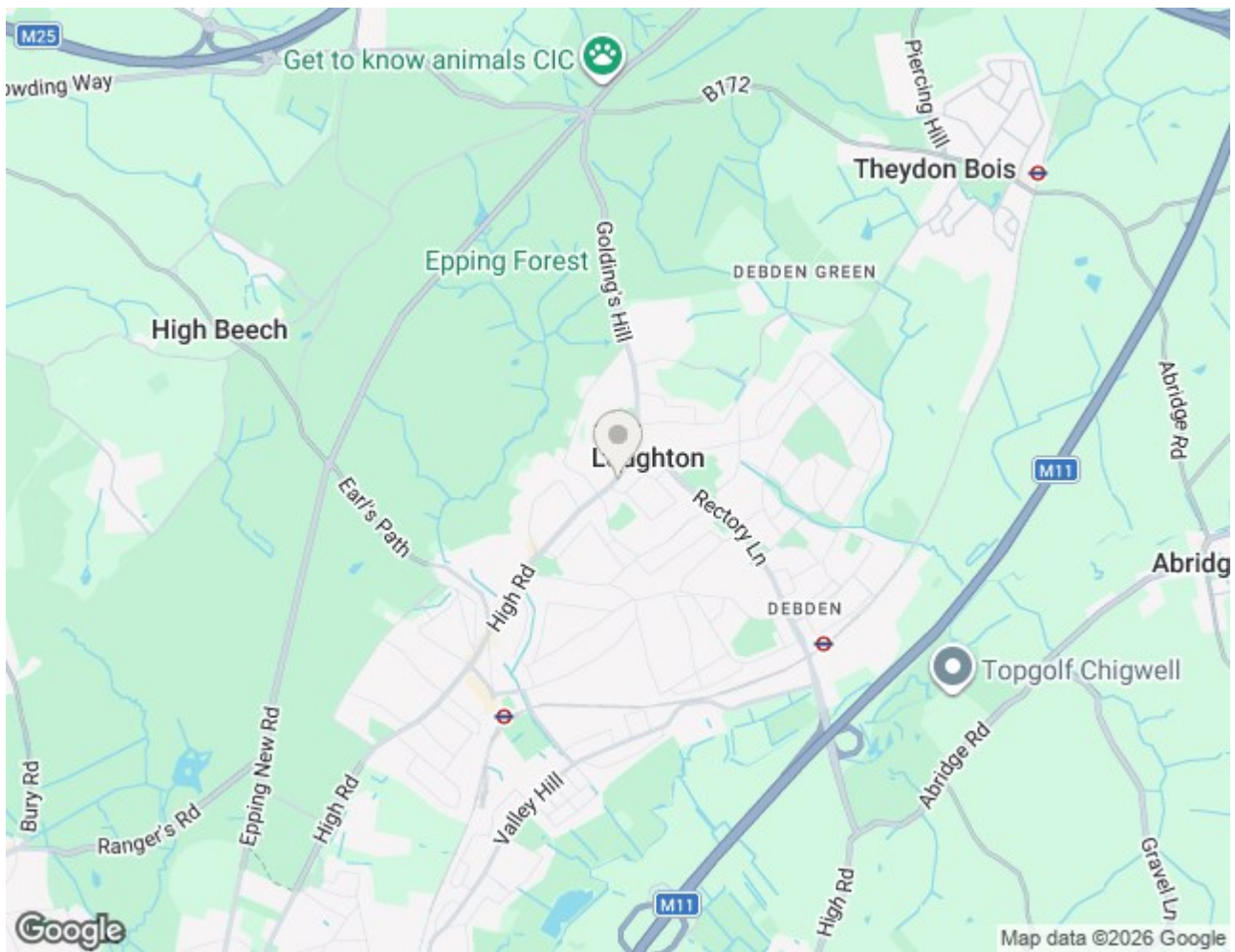
First Floor
Approx. 135.6 sq. metres (1459.1 sq. feet)



Total area: approx. 279.9 sq. metres (3012.6 sq. feet)
Church Hill







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

EPC Rating:

C

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G

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.